

## **REQUEST FOR COMPETITIVE PROPOSALS**

### **1111 East Fir Pre Construction Services, Demolition of Existing Structures, Construction of Six Story Apartment Building and Nine Townhomes Project (SHA Solicitation # 4353)**

The Seattle Housing Authority (SHA) is soliciting proposals from experienced contractors to serve as General Contractor for the **1111 East Fir Pre-Construction Services, Demolition of Existing Structures, Construction of Six Story Apartment Building and Nine Townhomes Project**. The project involves preconstruction and construction services for the construction of a 91 unit apartment building and 9 townhouses, including demolition of existing structures, excavation for underground garage, site grading, construction of a 6 story apartment building and 9 townhouses, landscaping and all requirements for a complete project. The project is funded by a number of sources including a grant from the US Department of Housing and Urban Development (HUD) as well as Low Income Housing Tax Credits (LIHTC).

**PRE PROPOSAL CONFERENCE:** Those interested in responding to the Request for Competitive Proposals (RFCP) are strongly encouraged to attend a Pre-Proposal Conference at 1:00 PM on Wednesday, January 4, 2012 at the Yesler Terrace Community Center located at 825 Yesler Way in Seattle, which is one block west of the project site.

**PLANS, SPECIFICATIONS, ADDENDA, AND PLANHOLDER'S LIST** for this project will be available on-line through Builder's Exchange of Washington, Inc. at <http://www.bxwa.com>. Access to project bid documents is provided to Prime Bidders, Subcontractors, and Vendors by going to [www.bxwa.com](http://www.bxwa.com) and clicking on "Posted Projects", "Public Works", and "Seattle Housing Authority". This online plan room provides Bidders with fully usable online documents with the ability to: download, view, print, order full/partial plan sets from numerous reprographic sources, and a free online digitizer/take-off tool. It is recommended that Bidders "register" in order to receive automatic e-mail notification of future addenda and to place themselves on the "Self-Registered Bidders List". Bidders that do not register will not be automatically notified of addenda and will need to periodically check the on-line plan room for addenda issued on this project. Contact Builders Exchange of Washington at (425) 258-1303 should you require assistance with access or registration.

**PLAN CENTERS/PROJECT DOCUMENTS:** A copy of the Drawings and Project Manual may be viewed at the Seattle Housing Authority's office. The following Plan Centers were also notified of the opportunity: McGraw-Hill Construction Plan Center (Seattle, Tacoma); Reed Construction Data (Kirkland); Associated Subcontractors of Washington, Inc. (Tacoma); Valley Plan Center (Kent); Contractor's Resource Center (Seattle); Contractor Development and Competitiveness Center [CDCC] (Seattle).

**QUESTIONS:** Any questions or requests for further information must be submitted in writing no later than **1:00 PM on Tuesday, January 10, 2012** and be directed to Frank Burns SHA Construction Project Manager, by email to [fburns@seattlehousing.org](mailto:fburns@seattlehousing.org) or by fax at (206) 615-3539.

**PROPOSAL SUBMISSION DEADLINE:** Sealed competitive proposals **must be received no later than 1:00 p.m. on Tuesday, January 17, 2012** at the street address below. Proposals sent by U.S. Mail must be addressed to the P.O. Box below and must be delivered to SHA by the deadline stated above.

Seattle Housing Authority (SHA)  
Attention Purchasing Division  
120 Sixth Avenue North  
P.O. Box 19028  
Seattle, Washington 98109-1028

Faxed or e-mailed submittals will not be accepted.

**GUARANTY:** Each proposal must be accompanied by a surety company bond, or a certified or cashier's check payable to the order of Seattle Housing Authority for a sum not less than five percent (5%) of the total amount of the proposal.

**DIVERSITY:** SHA is an Equal Employment Opportunity Employer, and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses, HUD Section 3 businesses, and small businesses to submit proposals or to participate as subcontractors and suppliers on SHA contracts.

**RIGHTS RESERVED:** SHA reserves the right to cancel this RFCP, to waive as informality any irregularities in the proposals, to reject any and all proposals, and to accept the highest scoring responsive proposal from a qualified and responsible Contractor.

Liz Alzeer  
Contracts & Procurement Manager